

BSD & Co.

Chartered Accountants

Branch Office Delhi : 810, 8th floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001 (Delhi)
Tel. : 011-43029888, E-mail : delhi@bsdgroup.in • Website : www.bsdgroup.in

INDEPENDENT AUDITOR'S REPORT

To the Members of Panchi Developers Private Limited

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of **Panchi Developers Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March 2022, the Statement of Profit and Loss, the Cash Flow statement and the Statement of changes in Equity for the year ended on that date and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind As") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2022, its loss, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters to be communicated in our report.

Information other than the Financial Statements and Auditor's Report thereon

The Company's Management and Board of Directors are responsible for the preparation of other information. The other information comprises the information included in the Management Discussion and analysis, Board's Report including Annexures to Board's Report, Business Responsibility report,



Corporate Governance and Shareholder's Information, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibilities for the Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the company's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "**Annexure I**" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, based on our audit we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.



- c. The Balance Sheet, the Statement of Profit and Loss, the Statement of Cash Flow and the Statement of Changes in Equity dealt with by this report are in agreement with the relevant books of account.
- d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of the written representations received from the directors as on 31st March 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2022 from being appointed as a director in terms of Section 164(2) of the Act.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure-II". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, according to information and according to explanations given to us the Company has not paid any managerial remuneration during the year.
- h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. There are no pending litigations requiring disclosure of its impact on its financial position in its financial statement.
 - ii. There are no material foreseeable losses on long term contracts including derivative contracts requiring provision.
 - iii. There are no amounts, required to be transferred, to the investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(c), as provided under (a) and (b) above, contain any material misstatement.

For **BSD & Co.**
Chartered Accountants
Firm Registration No. 000312S


Sujata Sharma
Partner
Membership No. 087919



UDIN: 22087919ALHQYD7700

Place: New Delhi
Date: 26th May, 2022

Annexure I to Independent Auditors' Report

(Referred to in paragraph 1 under the heading "Report on other Legal and Regulatory Requirements" section of our report of even date).

- i. (a) The Company does not have any Property, Plant and Equipment and intangible asset. Therefore, reporting under clauses 3(i) (a), (b), (c) and 3(i) (d) of the Order is not applicable to the Company.

(c) Based on the information and explanations furnished to us, no proceedings have been initiated on (or) are pending against the Company for holding benami property under the Benami Transactions(Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder, and therefore the question of our commenting on whether the Company has appropriately disclosed the details in its financial statements does not arise.
- ii. (a) The Company does not hold any Inventory. Therefore, reporting under clauses 3(ii) of the Order is not applicable to the Company.

(b) During the year, the Company has not been sanctioned any working capital limits from banks or financial institutions [on the basis of security of current assets] and accordingly, the question of our commenting on whether the quarterly returns or statements are in agreement with the unaudited books of account of the Company does not arise.
- iii. The Company has not made any investment, granted secured/unsecured loans/advances in nature of loans, or stood guarantee, or provided security to any parties. Therefore, reporting under clauses 3(iii) of the Order is not applicable to the Company.
- iv. In our opinion and according to information and explanations given to us, there are no loans, investments, guarantees and securities granted during the year in respect of which provisions of section 185 and 186 of the Companies Act, 2013 are applicable.
- v. The Company has not accepted any deposits from the public. Therefore, reporting under clauses 3(v) of the Order is not applicable to the Company.
- vi. The Central Government has not prescribed maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013. Therefore, reporting under clause 3(vi) of the Order is not applicable to the Company.
- vii. According to the information and explanations given to us and on the basis of our examination of the records of the company, in respect of statutory dues:
 - (a) Amounts deducted/ accrued in the books of accounts in respect of undisputed statutory dues including provident fund, employee state insurance, income tax, duty of customs, Cess, Goods and Service Tax (GST) and other material statutory dues have generally been regularly deposited during the year by the company with the appropriate authorities. No undisputed amounts payable in respect of provident fund, employees' state insurance, income tax, duty of customs, Cess, Goods & Service Tax (GST) and other material statutory dues were in arrears as at 31st March 2022 for a period of more than six months from the date they became payable.
 - (b) There are no material statutory dues which have not been deposited with the appropriate authorities on account of any dispute.
- viii. According to the information and explanations given to us and the records of the Company examined by us, there is no income surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.



- ix. (a) As the company does not have any loans or other borrowings from any lender at the balance sheet date, the reporting under clause 3(ix)(a) of the Order is not applicable to the company.
- (b) As the company does not have any loans or other borrowings from any bank or financial institution or any other lender. Therefore, reporting under clause 3(ix)(b) of the Order is not applicable to the Company.
- (c) The Company has not obtained any term loan. Therefore, reporting under clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) The Company has not raised any fund. Therefore, reporting under clause 3(ix)(d) of the Order is not applicable to the Company.
- (e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures. Therefore, reporting under clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Therefore, reporting under clause 3(ix)(f) of the Order is not applicable to the Company.
- x. (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares or fully or partially or optionally convertible debentures during the year. Accordingly, the reporting under Clause 3(x)(b) of the Order is not applicable to Company.
- xi. (a) According to the information and explanations given to us, no material fraud by the Company or on the Company has been noticed or reported during the course of our audit.
- (b) According to the information and explanations given to us, report under section 143(12) of the Act, in form ADT-4 was not required to be filled. Accordingly, the reporting under clause 3(xi)(b) of the Order are not applicable to the company.
- (c) According to the information and explanations given to us, during the year no whistle blower complaints received by the Company. Accordingly, the reporting under the clause 3(xi) of the Order is not applicable.
- xii. According to the information and explanations given to us, the Company is not a Nidhi Company as prescribed under Section 406 of the Act. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.
- xiii. According to the information and explanations given to us, all transactions with the related parties are in compliance with Section 177 and 188 of Act, where applicable and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv. According to the information and explanations given to us Company's size and nature of business does not require internal audit system. Accordingly, the reporting under Clause 3(xiv) of the Order is not applicable to the Company.
- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, the reporting under Clause 3(xv) of the Order is not applicable.
- xvi. (a) According to information and explanations given to us, the Company is not required to be registered under Section 45 IA of the Reserve Bank of India Act, 1934.



(b) The Company has not conducted (non-banking financial/housing finance), activities during the year. Accordingly reporting under clause 3(xvi)(b) of the Order is not applicable to the Company.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.

(d) Based on the information and explanations provided by the Management of the Company, the Group does not have any CICs, which are part of the Group. We have not, however, separately evaluated whether the information provided by the Management is accurate and complete. Accordingly reporting under clause 3(xvi)(d) of the Order is not applicable to the Company.

- xvii. The Company has incurred cash losses of Rs 478.74 hundreds in the financial year and had incurred cash losses of Rs 441.50 hundreds in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year and accordingly the reporting under clause 3(xviii) is not applicable.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date.
- xx. According to the information and explanations given to us and on the basis of the loss incurred during the current financial year, Company is not liable to spent amount on CSR Accordingly reporting under clause 3(xx)(a) and 3(xx)(b) of the Order is not applicable to the Company.
- xxi. The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of Standalone Financial Statements. Accordingly, no comments in respect of the said clause have been included in this report.

For **B S D & Co.**
Chartered Accountants
Firm Registration No. 000312S


Sujata Sharma
Partner
Membership No. 087910



UDIN: 22087919ALHQYD7700

Place: New Delhi
Date: 26th May, 2022

Annexure II to Independent Auditors' Report

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **Panchi Developers Private Limited** ("the Company") as at 31st March 2022 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that:

- (a) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;



- (b) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the company; and
- (c) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For **B S D & Co.**
Chartered Accountants
Firm Registration No. 000312S


Sujata Sharma
Partner
Membership No. 087919



UDIN: 22087919ALHQYD7700

Place: New Delhi
Date: 26th May, 2022

Panchi Developers Private Limited

Regd. Office: 10, Local Shopping Centre, Kalkaji, New Delhi-110019
Corporate Identity Number :U45400DL2008PTC179474

Balance Sheet as at March 31, 2022

(Amount in Hundreds)

Particulars	Note No.	As at March 31, 2022	As at March 31, 2021
ASSETS			
Non-Current assets			
a) Financial Assets			
i) Investments	1	1,150.00	1,150.00
b) Deferred Tax Assets (Net)	2	15.13	15.13
		1,165.13	1,165.13
Current assets			
a) Financial Assets			
i) Cash and Cash Equivalents	3	2,374.24	2,690.73
		2,374.24	2,690.73
TOTAL ASSETS		3,539.37	3,855.86
EQUITY AND LIABILITIES			
Equity			
a) Equity Share capital	4	5,000.00	5,000.00
b) Other Equity		(1,814.33)	(1,335.59)
		3,185.67	3,664.41
Liabilities			
Current liabilities			
a) Financial Liabilities			
i) Other Financial Liabilities	5	353.70	191.45
		353.70	191.45
TOTAL EQUITY AND LIABILITIES		3,539.37	3,855.86
Significant accounting policies	A		

The note nos. 1-17 form an integral part of financial statements.

As per our report of even date attached

For and on behalf of
B S D & Co.
Chartered Accountants
Regn. No. 0003125

For and on behalf of the Board of Directors


Sujata Sharma
Partner
M.No. 087919




Yogender Mangla
(Director)
DIN: 07099671


Shalini Barathi
(Director)
DIN: 06965510

Place : New Delhi
Date : 26 MAY 2022

Panchi Developers Private Limited

Regd. Office: 10, Local Shopping Centre, Kalkaji, New Delhi-110019
Corporate Identity Number :U45400DL2008PTC179474

Statement of Profit and Loss for the year ended March 31, 2022

(Amount in Hundreds)

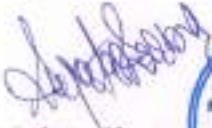
Particulars	Note No.	Year ended March 31, 2022	Year ended March 31, 2021
REVENUE			
TOTAL INCOME		-	-
EXPENSES			
Finance cost	6	16.52	14.75
Other Expenses	7	462.22	426.75
TOTAL EXPENSES		478.74	441.50
Profit/(Loss) Before Tax		(478.74)	(441.50)
Tax expense	8	-	-
Profit/(Loss) for the year		(478.74)	(441.50)
Other comprehensive Income		-	-
Tax on above items		-	-
Total other comprehensive Income		-	-
Total comprehensive Income for the year		(478.74)	(441.50)
Earnings per equity share (in Rupees):			
Basic & diluted (Face value of Rs. 10 each)	9	(0.96)	(0.88)
Significant accounting policies	A		

The note nos. 1-17 form an integral part of financial statements.


As per our report of even date attached

For and on behalf of
B S D & Co.
Chartered Accountants
Regn. No. 0003125

For and on behalf of the Board of Directors


Sujata Sharma
Partner
M.No. 087919




Yogender Mangla
(Director)
DIN: 07099671


Shalini Barathi
(Director)
DIN: 06965510

Place : New Delhi
Date : 26 MAY 2022

Panchi Developers Private Limited

Regd. Office: 10, Local Shopping Centre, Kalkaji, New Delhi-110019
Corporate Identity Number :U45400DL2008PTC179474

Statement of Changes in Equity for the Year Ended March 31,2022

A. Equity Share Capital

Particulars	Numbers	Amount in Hundreds
Balance as at 1 April 2020	50,000	5,000.00
Changes in equity share capital due to prior period errors	-	-
Restated balance as at 1 April 2020	50,000	5,000.00
Changes in equity share capital during 2020-21	-	-
Balance as at 31 March 2021	50,000	5,000.00
Balance as at 1 April 2021	50,000	5,000.00
Changes in equity share capital due to prior period errors	-	-
Restated balance as at 1 April 2021	50,000	5,000.00
Changes in equity share capital during 2021-22	-	-
Balance as at 31 March 2022	50,000	5,000.00

B. Other Equity

(Amount in Hundreds)

Description	Attributable to owners of Panchi Developers Private Limited		
	Retained Earnings	Other comprehensive Income	Total Other Equity
Balance as at 1 April 2020	(894.09)	-	(894.09)
Profit/(Loss) for the year	(441.50)	-	(441.50)
Other Comprehensive Income	-	-	-
Balance as at 31 March 2021	(1,335.59)	-	(1,335.59)
Balance as at 1 April 2021	(1,335.59)	-	(1,335.59)
Profit/(Loss) for the year	(478.74)	-	(478.74)
Other Comprehensive Income	-	-	-
Balance as at 31 March 2022	(1,814.33)	-	(1,814.33)

The notes referred to above form an integral part of financial statements.

As per our audit report of even date attached

For and on behalf of

B S D & Co.

Chartered Accountants

Regn. No. 0003125

Sujata Sharma
Sujata Sharma
Partner

M.No. 087919



For and on behalf of board of directors

Yogender Mangla
Yogender Mangla
(Director)
DIN: 87099671

Shalini Barathi
Shalini Barathi
(Director)
DIN: 06965510

Place: New Delhi

Date: 26 MAY 2022

Panchi Developers Private Limited
 Regd. Office: 10, Local Shopping Centre, Kalkaji, New Delhi-110019
 Corporate Identity Number :U45400DL2008PTC179474

Cash flow statement for the year ended March 31, 2022

(Amount in Hundreds)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
A. Cash flow from operating activities		
Profit for the year before tax	(478.74)	(441.50)
Adjustment for Bank Charges	16.52	14.75
Operating profit before working capital changes	(462.22)	(426.75)
Adjustments for working capital		
Current Other Financial liabilities	162.25	91.45
	162.25	91.45
Cash (used in)/generated from operating activities	(299.97)	(335.30)
Direct taxes paid	-	-
Net cash (used in) / generated from operating activities	(299.97)	(335.30)
B. Cash flow from investing activities	-	-
C. Cash flow from financing activities		
Bank Charge Paid	(16.52)	(14.75)
Net cash (used in) / generated from financing activities	(16.52)	(14.75)
Net (decrease) / increase in cash and cash equivalents (A+B+C)	(316.49)	(350.05)
Opening balance of cash and cash equivalents	2,690.73	3,040.78
Closing balance of cash and cash equivalents	2,374.24	2,690.73

As per our report of even date attached

For and on behalf of
B S D & Co.
 Chartered Accountants
 Regn. No. 000312S

Sujata Sharma
 Partner
 M.No. 087919



Place : New Delhi
 Date : 26 MAY 2022

For and on behalf of the Board of Directors

Yogender Mangla
 (Director)
 DIN: 07899671

Shalini Barathi
 (Director)
 DIN: 06965510

Panchi Developers Private Limited

Regd. Office: 10, Local Shopping Centre, Kalkaji, New Delhi-110019

Corporate Identity Number :U45400DL2008PTC179474

A. Significant accounting policies

1. Corporate information

Panchi Developers Private Limited ("The Company") is a subsidiary company of Omaxe Limited. Registered address of the Company is 10, Local Shopping Centre, Kalkaji, New Delhi -110019

The company is into the Real Estate Business.

2. Significant accounting policies

i) Basis of preparation of financial statements

The financial statements of the Company have been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ('Ind AS') issued by Ministry of Corporate Affairs ('MCA'). The Company has uniformly applied the accounting policies during the period presented.

ii) Revenue recognition

Revenue is recognised on accrual basis and measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers.

iii) Inventories

Land is valued at cost, which is determined on average method. Cost includes cost of acquisition and all other costs incurred till the date of Possession.

iv) Impairment of Non Financial Assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

v) Financial Instruments

a) Financial Assets

Initial recognition and measurement

Financial assets are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs.

Subsequent measurement

(1) Financial instruments at amortised cost – the financial instrument is measured at the amortised cost if both the following conditions are met:

(a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

(b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the Principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.



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b) Financial liabilities

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are classified as amortised cost.

Subsequent measurement

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method. These liabilities include borrowings and deposits.

De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or on the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

c) Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 14 details how the Company determines whether there has been a significant increase in credit risk.

For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

vi) Provisions, contingent assets and contingent liabilities

A provision is recognized when:

- the Company has a present obligation as a result of a past event;
- it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

vii) Earnings per share

Basic earnings per share are calculated by dividing the Net Profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the Net Profit for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity share.

viii) Income Tax

i. Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity)

ii. Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

ix) Significant management judgement in applying accounting policies and estimation of uncertainty

Significant management judgements

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

(a) Revenue

Revenue is recognised on accrual basis and comprises of aggregate amounts of sale price agreed with customer and is recognised on the basis of cost of rights so transferred.

(b) Recognition of deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.



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1. NON-CURRENT INVESTMENTS

(Amount in Hundreds)

Particulars	As at March 31, 2022	As at March 31, 2021
Trade, unquoted, at cost, fully Paid up		
Investments in equity instruments		
11,500 (11,500) Equity shares of Omaxe Pancharm Realcon Private Limited of Rs. 10 each	1,150.00	1,150.00
	1,150.00	1,150.00

Figures in brackets represent those of the previous year.

2. DEFERRED TAX ASSETS (NET)

(Amount in Hundreds)

Particulars	As at March 31, 2022	As at March 31, 2021
Mat Credit Entitlement	15.13	15.13
	15.13	15.13

3. CASH AND CASH EQUIVALENTS

(Amount in Hundreds)

Particulars	As at March 31, 2022	As at March 31, 2021
Balance with Banks		
-In Current Accounts	494.19	510.71
Cash on hand	1,880.05	2,180.02
	2,374.24	2,690.73

4. EQUITY SHARE CAPITAL

(Amount in Hundreds)

Particulars	As at March 31, 2022	As at March 31, 2021
Authorised		
50,000 (50,000) Equity Shares of Rs.10 each	5,000.00	5,000.00
	5,000.00	5,000.00
Issued, subscribed & paid up		
50,000 (50,000) Equity Shares of Rs.10 each fully paid up	5,000.00	5,000.00
	5,000.00	5,000.00

Figures in brackets represent those of the previous year.



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4.1 Reconciliation of number of shares outstanding at the beginning and at the end of the year

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number	Amount in Hundreds	Number	Amount in Hundreds
Equity Shares of Rs 10 each fully paid				
Shares outstanding at the beginning of the year	50,000	5,000.00	50,000	5,000.00
Shares issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	50,000	5,000.00	50,000	5,000.00

4.2 Terms / rights attached to equity shares

The company has only one class of equity shares having a par value of Rs 10/-per share. Each holder of equity shares is entitled to one vote per share.If new equity shares, issued by the company shall be ranked pari-passu with the existing equity shares. The company declares and pays dividend in Indian rupees. The dividend proposed if any by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts, if any in proportion to the number of equity shares held by the share holders.

4.3 Shares held by holding / Ultimate holding company and / or their subsidiaries and associates

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of Shares held	Amount in Hundreds	Number of Shares held	Amount in Hundreds
Holding Company				
Omaxe Limited	50,000	5,000.00	50,000	5,000.00
	50,000	5,000.00	50,000	5,000.00

4.4 Detail of shareholders holding more than 5% shares in equity capital of the company

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of Shares held	% Holding	Number of Shares held	% Holding
Holding Company				
Omaxe Limited	50,000	100.00	50,000	100.00

The aforesaid disclosure is based upon percentages computed as at the balance sheet date. As per records of the company, including its register of shareholders / members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

4.5 The company has not reserved any shares for issue under options and contracts / commitments for the sale of shares / disinvestment.

4.6 The company has not allotted any fully paid up shares pursuant to contract(s) without payment being received in cash and has neither allotted any fully paid up shares by way of bonus shares nor has bought back any class of shares since the date of its incorporation.



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4.7 Shareholding of promoter

Share held by promoter as at March 31, 2022

Promoter Name	As at March 31, 2022		As at March 31, 2021		% Change during the year
	No. of Share	% of total shares	No. of Share	% of total shares	
Omaxe Limited	50,000	100%	50,000	100%	0%
Total	50,000	100%	50,000	100%	0%

Share held by promoter as at March 31, 2021

Promoter Name	As at March 31, 2021		As at March 31, 2020		% Change during the year
	No. of Share	% of total shares	No. of Share	% of total shares	
Omaxe Limited	50,000	100%	50,000	100%	0%
Total	50,000	100%	50,000	100%	0%

5. CURRENT OTHER FINANCIAL LIABILITIES

(Amount in Hundreds)

Particulars	As at March 31, 2022	As at March 31, 2021
Audit fee payable	218.00	100.00
Other Payable	135.70	91.45
	353.70	191.45



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6. FINANCE COST

Particulars	(Amount in Hundred)	
	For the year ended March 31, 2022	For the year ended March 31, 2021
Bank Charges	14.52	14.75
	14.52	14.75

7. OTHER EXPENSES

Particulars	(Amount in Hundred)	
	For the year ended March 31, 2022	For the year ended March 31, 2021
Administrative Expenses		
Rent	180.82	180.52
Rates and taxes	28.00	12.00
Legal & professional charges	135.70	116.23
Statutory audit fee	118.60	118.00
	463.12	426.75

8. INCOME TAX

Particulars	(Amount in Hundred)	
	For the year ended March 31, 2022	For the year ended March 31, 2021
Tax expense comprise of:		
Current Income Tax	-	-
	-	-

The major component of income tax expenses and the reconciliation of expected tax expenses based on the domestic effective tax rate of company and reported tax expense in statement of profit and loss are as follows:

Particulars	(Amount in Hundred)	
	For the year ended March 31, 2022	For the year ended March 31, 2021
Accounting Profit/(Loss) before tax	(478.74)	(441.50)
Applicable tax rate	-	-
Computed tax expenses	-	-
Current Tax Provisions(A)	-	-
Adjustments recognised in current year in relation to current tax of prior years (B)	-	-
Tax expense recognised in statement of profit and loss (A+B)	-	-

9. EARNINGS PER SHARE

Particulars	(Amount in Hundred)	
	For the year ended March 31, 2022	For the year ended March 31, 2021
Profit/(Loss) after tax (in Hundred)	(478.74)	(441.50)
Multiplier used for calculating basic and diluted earnings per share	(478.74)	(441.50)
Equity shares outstanding as at the year end	50,000	50,000
Weighted average number of shares used as denominator for calculating basic & diluted earnings per share	50,000	50,000
Nominal value per share: (in Rupees)	10.00	10.00
Basic & diluted earnings per share: (in Rupees)	(9.56)	-8.88



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10. CONTINGENT LIABILITIES & COMMITMENTS

(AMOUNT IN HUNDREDS)

Particulars	As at March 31, 2022	As at March 31, 2021
Contingent Liabilities	Nil	Nil

11. SEGMENT REPORTING

In line with the provisions of Ind AS 28 - Quoting Segments and on the basis of review of operations being done by the management of the company, the operations of the company falls under real estate business, which is considered to be the only reportable segment by management.

12. RATIO ANALYSES

Ratio	Numerator	Denominator	Ratio		Change (in percentage)	Explanation
			F.Y. 2021-22	F.Y. 2020-21		
Current Ratio (in times)	Total Current Assets	Total Current Liabilities	6.71	14.05	-52.24%	Due to increase in other current financial liability.
Debt Equity Ratio (in times)	Debt consists of borrowings and lease liabilities	Total Equity	N.A.	N.A.	N.A.	N.A.
Debt Service Coverage Ratio (in times)	EBITDA Profit after taxes+Non-cash operating expenses+Interest+other non-cash adjustments	Debt service+Interest and lease payments+Principal repayments	N.A.	N.A.	N.A.	N.A.
Return On Equity Ratio (in %)	Profit for the year less Preference dividend	Average total equity	-13.88%	-11.20%	-2.68%	N.A.
Inventory Turnover Ratio (in times)	Cost of Sales	Average Inventory	N.A.	N.A.	N.A.	N.A.
Trade Receivable turnover ratio (in times)	Revenue from operations	Average trade receivable	N.A.	N.A.	N.A.	N.A.
Trade payable turnover ratio (in times)	Net Credit Purchase	Average trade payable	N.A.	N.A.	N.A.	N.A.
Net Capital turnover ratio (in times)	Revenue from operations	Average working capital	N.A.	N.A.	N.A.	N.A.
Net Profit ratio (in %)	Profit for the year	Total Income	N.A.	N.A.	N.A.	N.A.
Return on Capital Employed (in %)	Profit before tax and finance cost	Capital employed=Net equity+lease liabilities+deferred tax liabilities	-14.51%	-12.05%	-2.46%	N.A.
Return on Investment (in %)	Income generated from invested funds	Average Invested Funds in treasury investments	N.A.	N.A.	N.A.	N.A.



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NOTE 13 : FAIR VALUE MEASUREMENTS

(i) Financial Assets by category

(Amount in Hundreds)

Particulars	Note	As at March 31, 2022	As at March 31, 2021
Financial Assets			
At Amortised cost			
Current			
Cash and Cash Equivalents	5	2,374.24	2,690.73
Total Financial Assets		2,374.24	2,690.73
Financial Liabilities			
At Amortised cost			
Current			
Other Financial Liabilities	5	353.70	191.45
Total Financial Liabilities		353.70	191.45

(ii) Fair value of financial assets and liabilities measured at amortised cost

(Amount in Hundreds)

	As at March 31, 2022		As at March 31, 2021	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Current Assets				
Cash and Cash Equivalents	2,374.24	2,374.24	2,690.73	2,690.73
Total Financial Assets	2,374.24	2,374.24	2,690.73	2,690.73
Financial Liabilities				
Current Liabilities				
Other Financial Liabilities	353.70	353.70	191.45	191.45
Total Financial Liabilities	353.70	353.70	191.45	191.45

For short term financial assets and liabilities carried at amortized cost, the carrying value is reasonable approximation of fair value.



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NOTE 14 :RISK MANAGEMENT

The Company's activities expose it to market risk, liquidity risk and credit risk. The management has the overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

Credit risk management

Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk on financial reporting date

B: Moderate credit risk

The company provides for expected credit loss based on the following:

Credit risk	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, other bank balances, loans, investments and other financial assets	12 month expected credit loss
Moderate credit risk	Trade receivables and other financial assets	Life time expected credit loss or 12 month expected credit loss.

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in the statement of profit and loss.

Credit rating	Particulars	(Amount in Hundreds)	
		As at March 31, 2022	As at March 31, 2021
A: Low credit risk	Cash and cash equivalents and Investments	3,524.24	3,640.73

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Management monitors rolling forecasts of the liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

Maturities of financial liabilities

The tables below analyse the financial liabilities into relevant maturity pattern based on their contractual maturities.

Particulars	(Amount in Hundreds)				Total	Carrying Amount
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years		
As at 31 March 2022						
Other Financial Liabilities	353.70	-	-	-	353.70	353.70
Total	353.70	-	-	-	353.70	353.70
As at 31 March 2021						
Other Financial Liabilities	191.45	-	-	-	191.45	191.45
Total	191.45	-	-	-	191.45	191.45

Note 15 : CAPITAL MANAGEMENT POLICIES

The Company's capital management objectives are to ensure the Company's ability to continue as a going concern as well as to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The Company monitors capital on the basis of the carrying amount of equity plus its subordinated loan, less cash and cash equivalents as presented on the face of the statement of financial position and cash flow hedges recognised in other comprehensive income.



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16. RELATED PARTIES DISCLOSURES

A. Name of related parties

1. Guild Builders Private Limited (ultimate holding company)
2. Omase Limited (holding company)
3. Omase Panchem Realcon Private Limited (Fellow Subsidiary company) (Name changed w.e.f. 12-07-2021)

B. Summary of transactions with related parties

Transaction	Year ended	(Amount in thousands)	
		Pancham Realcon Private Limited	Total
Balance Outstanding	As on		
Investment	March 31, 2022	1,150.00	1,150.00
	March 31, 2021	(1,150.00)	(1,150.00)

Figures in brackets represent those of the previous year.

17. The company has regrouped / reclassified previous year figures where necessary to conform with current year's classification.

The note nos. 1-17 referred to above form an integral part of financial statements.

As per our report of even date attached

For and on behalf of
B S D & Co.
Chartered Accountants
Regn. No. 0003125

Sujata Sharma
Partner
M.No. 087919



Place : New Delhi

Date : 26 MAY 2022

For and on behalf of the Board of Directors

Yogender Mangla
(Director)
DIN: 07099673

Shalini Barathi
(Director)
DIN: 06965310